



Town of Uxbridge
Zoning Board of Appeals
21 So. Main St.
Uxbridge, MA 01569
(508) 278-8603

DECISION

VARIANCE

ZBA Case# FY08-09

Zone: Residence A

Property Location:

Street Address: 165 Linwood St., Uxbridge, MA
Town of Uxbridge Assessor's Map 6, Parcel 4266
Worcester County District Registry of Deeds' Bk. 27748, Pg. 328

Applicant Name(s) / Owner Name(s): Jeffrey LaFlamme

FY08-09: The applicant / owner of record, Jeffrey LaFlamme is seeking a Variance from the Front Setback requirements from the Zoning By-Laws on property located at 165 Linwood Street, Linwood, MA shown on the Town of Uxbridge Assessor's Map 6, Parcel 4266 and recorded in the Worcester County District Registry of Deeds Book 27748, Page 328 in Residence A zone for an expansion of a building on a non conforming lot. The lot does not meet current dimensional requirements for the zoning district. The proposal shows the enclosure of an existing porch, which has the effect of increasing the living space of the structure. The existing lot has 100 feet of frontage (125 feet required) and 15,246 sf of area (20,000 sf required).

Vote: At a meeting of the Town of Uxbridge Zoning Board of Appeals on September 5, 2007, a **Motion** was made by Mr. Bentley to close the public hearing. Seconded by Mr. Lutton, the motion carried unanimously.

A **Motion** was made by Mr. Bentley to convert the application to a request for a determination under MGL Chapter 40A Section 6, on the Board's own motion. Seconded by Mr. Lutton, the motion carried unanimously.

continued...

A **Motion** was made by Mr. Bentley to render a finding that the proposal is no more detrimental than the existing non-conforming nature and therefore approve construction of the addition as shown in the file, requiring compliance with all requirements such as Conservation Commission, Board of Health, etc. Seconded by Mr. Lutton, the motion carried unanimously.

Voting Board Member Signatures:

Mark Wickstrom

Thomas Bentley

Charles Lutton

.....
Appeals, if any, from this decision shall be made pursuant to M.G.L. Chapter 40 A, Section 17 and filed within 20 days after the date of the filing in the Office of the Town Clerk.

If the rights authorized by this / these Variance(s) are not exercised within one (1) year of the date granting this /these Variance(s), such rights shall lapse. Upon written application from the applicant for an extension, provided same is filed prior to the expiration of such one (1) year period, the Zoning Board may extend these rights for a period not to exceed six (6) months.